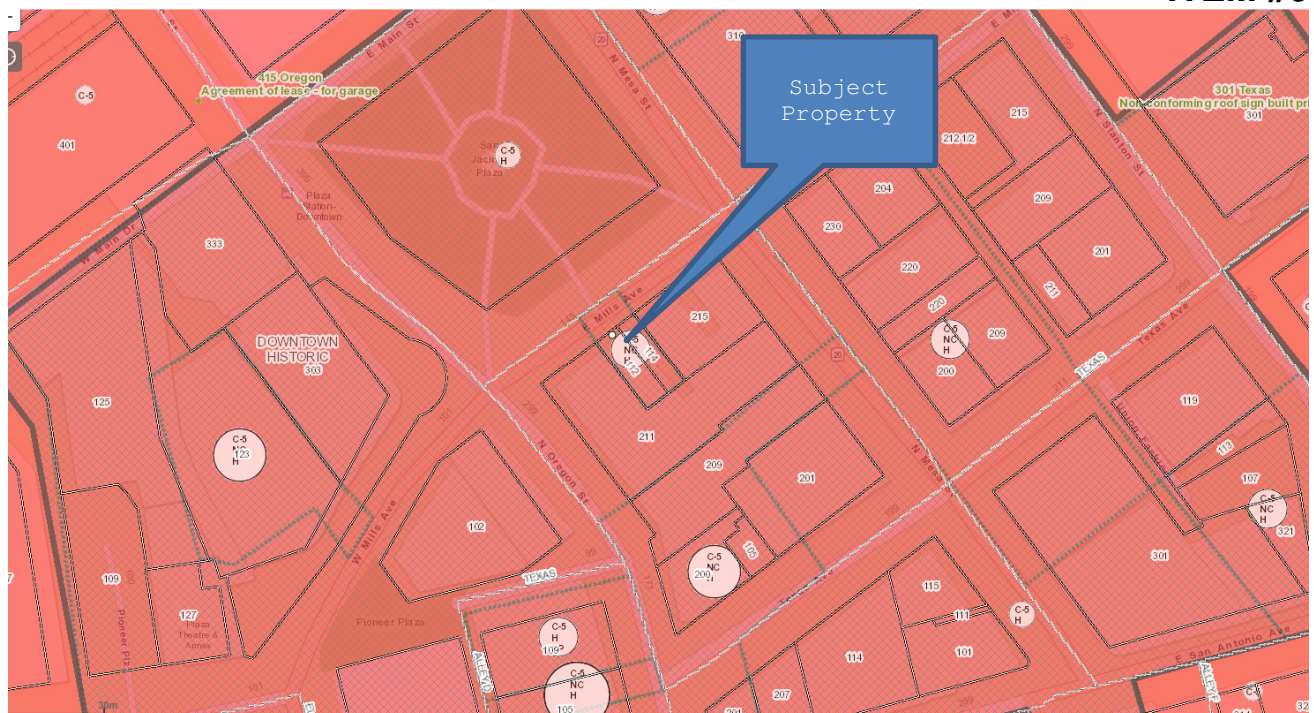




## PHAP19-00017

**Date:** March 11, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** City of El Paso  
**Representative:** Manuel Aguilar  
**Legal Description:** 5 Mills 25 Ft. on Mills X 80 Ft. Beg 65 Ft. of NWC (2000 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Downtown  
**Location:** 112 E. Mills Avenue  
**Representative District:** #8  
**Existing Zoning:** C-5/H (Commercial/Historic)  
**Year Built:** 1949  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for alteration to façade to include installation of brick, windows, canopy, and signs  
**Application Filed:** 3/6/2019  
**45 Day Expiration:** 4/20/2019

## ITEM #6



## **GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for alteration to façade to include installation of brick, windows, canopy, and signs

## **STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for the Downtown Historic District recommend the following:*

- *San Jacinto Plaza Zone: Proportion and spacing of new construction should be similar to those existing buildings facing the plaza, Mills Building, Banner Building and the Cortez.*
- *Horizontal, casement or picture windows are not historic and should be avoided.*
- *Materials should be compatible with the structure and other elements particular to the historic district.*
- *Awnings and canopies should be placed at the top of openings, but they should not cover important architectural details/elements.*
- *Awnings and canopies should be of an appropriate size and scale in relation to the building's façade.*
- *Fixtures should not extend across the facades of several buildings. Instead, fixtures should fit within vertical elements such as columns.*
- *Colors on awnings and canopies should be considered carefully. Generally, colors should relate to a structure's overall color scheme.*
- *On canopies, signs can be mounted above (along its front edge), or shingle signs can be suspended from the ceiling.*
- *Appropriate materials for the Pioneer Plaza, San Jacinto Plaza, San Antonio and South El Paso Zones are brick, stone, terra-cotta, glazed tile, and concrete. Non-contributing buildings may use materials which are compatible in texture and color with the predominant materials in neighboring landmarks or contributing buildings.*
- *New construction should duplicate some of the masonry detailing found on historic landmarks.*
- *San Jacinto Plaza Zone: It is recommended that storefronts be similar to that of the Cortez. The storefront has a relatively small wainscot with large display windows and the large double entry doors are topped with a transom.*
- *On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.*
- *Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.*
- *Designs should be innovative and compatible with the building and/or the surrounding area.*
- *New construction should be compatible with existing historic materials and construction details.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The modifications are that the brick façade be a light brick to reflect the building materials around the plaza and that the cornice be modified to better reflect the architecture of the district.



## AERIAL MAP



# PROPOSED ELEVATIONS AND SECTIONS

**in\*situ**  
ARCHITECTURE

1218 18th Avenue | San Jose, CA 95131  
415.353.7488  
www.insituarch.com



San Jacinto Public Restrooms

City of El Paso

Project Title

Revision Schedule

Comments

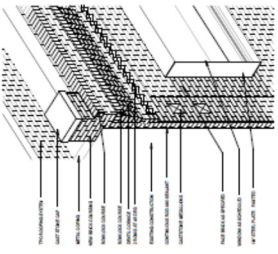
PROJECT DATE: DESIGN DEVELOPMENT  
DATE: FEBRUARY 2018  
PROJECT NO.: 18001  
SHEET: 02  
DATE: 02/01/18

EXT. ELEVATIONS &  
DETAILS

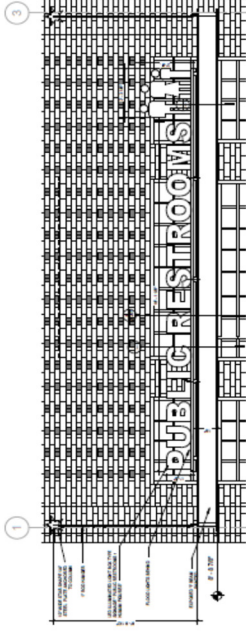
**A-201**

NOTES

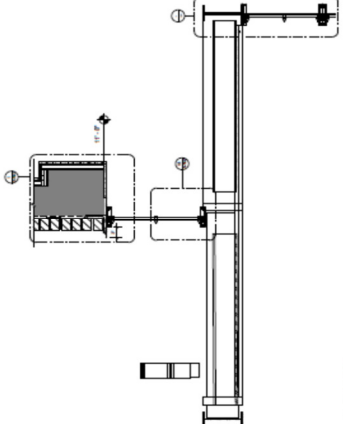
- GENERAL NOTES**
- IF THE SHEET IS NOT A PART OF THE PROJECT, IT IS A SEPARATE SHEET. USE THE SCALE INDICATED ON THE SHEET.
  - USE THE SCALE INDICATED ON THE SHEET.
  - GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO.
  - ALL DIMENSIONS ARE TO THE FACE OF WALL AND CEILING UNLESS OTHERWISE NOTED. DIMENSIONS TO THE CENTERLINE OF WALL AND CEILING ARE TO BE INDICATED BY A NOTE.



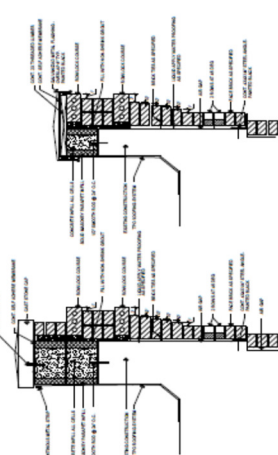
1 CORNER MONUMENT



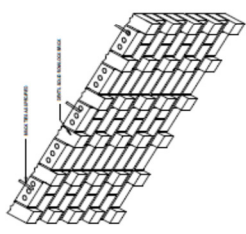
2 ENLARGED BOUNDARY DETAIL



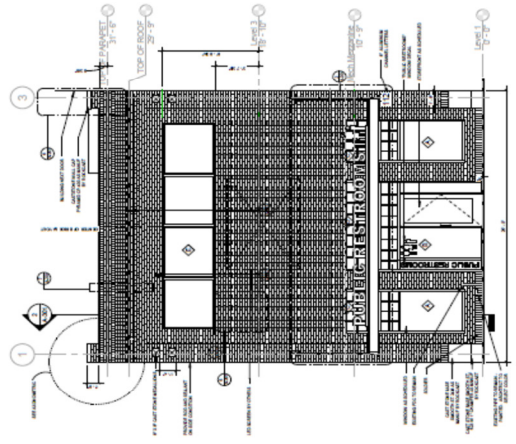
3 DETAIL & BOUNDARY



4 CORNER



5 BOUNDARY DETAIL



6 SOUTH ELEVATION